

SHEPHERD COMMERCIAL

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FOR SALE LEASEHOLD CAFE BUSINESS KNOWN AS BROAD LANE CAFE



being
**301 BROAD LANE
KINGS HEATH
BIRMINGHAM B14 5AF**

- ❖ New lease for a term of 15 years
- ❖ Rental £19,000 per annum
- ❖ Well established cafe business
- ❖ EPC rating E

**PURCHASE PRICE
OFFERS INVITED BASED ON
£65,000**

**FOR THE BENEFIT OF THE LEASE, THE GOODWILL AND
THE FIXTURES AND FITTINGS**

LOCATION:

The premises are located within a small retail parade, fronting Broad Lane close to its junction with Brandwood Road and Monyhull Hall Road in the Kings Heath district of Birmingham some 1½ miles to the south of Kings Heath centre. The parade serves a very large residential catchment area and all local amenities are in the immediate vicinity including schooling, transport, shopping etc.

The Property comprises the ground floor of an end of terraced building of two storey brick construction surmounted by a pitched tiled roof and set well back from the road behind a tarmac forecourt providing ample car parking.

ACCOMMODATION:

The accommodation comprises to the ground floor the cafe premises trading as Broad Lane Cafe. Having aluminium frame plate glass display windows to the front elevation and internally having a tiled floor throughout, being predominantly open plan with a fully fitted kitchen to the rear.

The hours of business are Monday to Friday, 7.00am to 3.00pm, Saturday 7.00am to 2.00pm and closed on Sunday.

Sales area/cafe area	833 sq ft
Kitchen, service area and stockroom	405 sq ft
Total net internal floor area	1,238 sq ft

The property has the benefit of some 100 covers and accounts can be provided to bona fide interested parties only,

TENURE:

The premises will be offered to let upon a new lease for a term of 15 years, at a commencing rent of £19,000 per annum. This rent is increased annually by 2%.

The lease will be on a full repairing and insuring basis, with the Landlord to insure the premises and recharge the annual insurance premium to the tenant.

RATING ASSESSMENTS:

The rateable value is £8,600.00

SERVICES:

We understand all mains services are connected to the property

PURCHASE PRICE:

Offers are invited based on £65,000

VAT:

Prices quoted are exclusive of VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE RATING:

EPC rating – E

VIEWING:

Strictly by appointment with the Agents.

Shepherd Commercial - 01564 778890

Or via email to:

enquiries@shepcom.com

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

E-mail: enquiries@shepcom.com

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